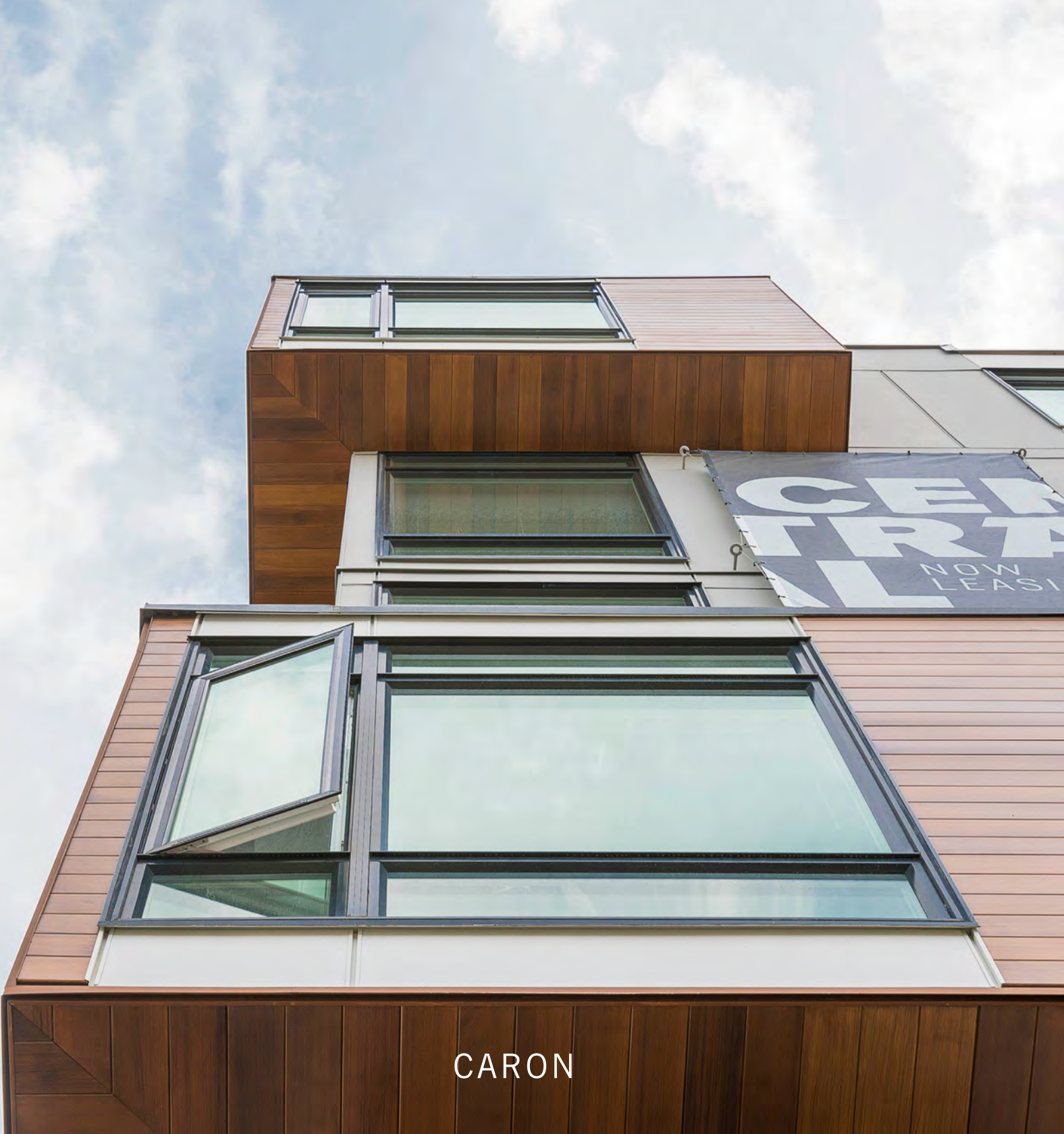


# SELECTED WORKS

FULL-SERVICE ARCHITECTURE



CARON

# CARON

Radim Blazej, CEO & Principal  
radim@caronarchitecture.com  
cell 206.227.2426

801 BLANCHARD ST SUITE 200, SEATTLE WA 98121  
T 206.367.1382 W CARONARCHITECTURE.COM

*Front Cover – The Central Apartments, Seattle WA*



## SERVICES

Architecture  
Pre-development  
Master Planning  
Interior Design  
Space Planning  
Feasibility Studies

## SECTORS

Multifamily  
Mixed-Use  
Residential  
Commercial  
High-Rise  
Hospitality  
Student Housing

## FIRM PROFILE

Caron [cahron] is a typographical term for an accent mark specific to the Czech language. As with language, where an accent changes a letter to acquire new sound, meaning and unique character, we strive in our work to accent each project, large and small. In doing so, we elevate a basic solution to a new meaning and unique character.

Caron is a full-service architecture firm that provides simple, elegant designs for a wide variety of national and international clients. Since 2002, our experience in design and land-use planning allows us to offer streamlined project delivery resulting in unique and marketable design solutions. From up-front marketing feasibility studies all the way through design and construction administration, we strive to be our clients' greatest advocate and prove that we are trusted project partners.

Simply put, our employees are our greatest asset. We value diversity and rely on the strength of our passionate, talented staff and their diverse cultural backgrounds to bring a fresh perspective to each of our projects. This breadth of experience, combined with our transparent and collaborative approach, ensures our clients receive the best possible service and design solutions. At Caron, our commitment to clients is never to just meet expectations but to exceed them.



# HIGH-RISE & HOTEL

MIXED-USE DEVELOPMENTS

# THE 8 TOWER

SEATTLE, WA

*Located in the heart of Seattle's Denny Triangle neighborhood, the 8 Tower will provide a Class A property located in close proximity to the Amazon campus. The unique location offers unobstructed views of Lake Union, the Space Needle, Seattle's Downtown Skyline and Elliott Bay. The tower will provide approximately 350-450 market rate residential and penthouse apartments consisting of a mix of one-bedroom, two-bedroom and studio units. Amenities include a residential lobby on street level, indoor/outdoor lounge, fitness center, pet area and rooftop dining area.*





**LOCATION**  
Seattle, WA

**SIZE**

- 42 stories
- 426,009 SF
- 5,200 SF commercial space
- Approximately 350-450 residential units

**COMPLETION**  
Estimated completion 2021

# 2121 5TH AVENUE

SEATTLE, WA

*The 2121 5th Ave high-rise began as a single-lot mid-block development with a tall, skinny hotel/apartment tower, akin to what one might see in east Asian cities. As Caron worked through entitling this design, the owner was able to acquire an adjacent parcel, effectively doubling the size of the project. Caron worked through programming the interplay between the now much larger hotel functions and apartments. Caron was able to successfully obtain the land use entitlements within a year of the drastic change in program.*





HIGH-RISE & HOTEL



**LOCATION**

Seattle, WA

**SIZE**

- 18 stories
- 261,729 SF
- 136 units
- 184 hotel rooms
- 120 parking spaces

**COMPLETION**

Estimated completion 2021

# THE CHARTER HOTEL

SEATTLE, WA

*Part of Hilton's Curio Collection, The Charter Hotel will be a 16-story, 175,000 SF hotel with 229 guest rooms, event space, fitness center, restaurant and exclusive rooftop lounge. As associated architect, Caron Architecture is responsible for design guidelines and for the seeing the project through the City of Seattle's permitting and entitlement process. Architect of Record: Hogan + Campis Architecture; Associated Architect: Caron Architecture*





**LOCATION**

1610 2nd Ave  
Seattle, WA 98101

**SIZE**

- 16-Story
- 175,000 SF
- 229 Guest Rooms
- 3,700 SF Event Space
- 2,500 SF Fitness Center

**COMPLETION**

2018

**DESIGN ARCHITECT &  
ARCHITECT OF RECORD**  
Hogan + Campis Architecture

**ASSOCIATED ARCHITECT**  
Caron Architecture

# MULTIFAMILY

MID-RISE & MIXED-USE

# ASSEMBLY 118

SEATTLE, WA

*Located in one of Seattle's most diverse zip codes, Assembly 118 celebrates a mix of culture with vibrant colors and convenient access to the light rail right outside its door. Assembly 118 features studio, one and two-bedroom units along with commercial and live/work space. Nominated for The Emerald Award's New Development of the Year, Assembly 118 is built on the idea of strong community. Providing ground-level lobby and amenity areas, such as a grand fireplace, numerous lounge areas and an entertainment/activity room help create this communal atmosphere.*



MULTIFAMILY



**LOCATION**

4200 & 4222 S Othello St  
Seattle, WA 98108

**SIZE**

- 7 stories
- 233,586 SF residential
- 8,507 SF commercial
- 7,427 SF live / work space
- 351 units
- 267 parking spaces

**COMPLETION**

2018

# THE CENTRAL APARTMENTS

SEATTLE, WA

*Conveniently located at the corner of E. Union St. and 23rd Ave. in Seattle's Central District, along an arterial with direct access to Seattle Central College and University of Washington, this 100,000 SF, mixed-use project provides 92 affordable market-rate units in a mixed configuration of studio, 1 and 2 bedrooms and includes 74 parking spaces. Amenities include a resident lounge and a large roof deck surrounded by a green roof.*



MULTIFAMILY



**LOCATION**  
2203 E Union St  
Seattle, WA 98122

- SIZE**
- 6 stories above grade
  - 100,000 SF
  - 4,300 SF commercial
  - 92 units
  - 74 parking spaces

**COMPLETION**  
2016





# BELLWETHER APARTMENTS

BELLINGHAM, WA

*The Bellwether Apartments provide affordable and market-rate apartments along the Bellingham waterfront, offering views to the city, San Juan Islands, and Olympic and Cascade Mountains. This 43,385-square-foot, mixed-use project features 42 units with a combination of studio, 1- and 2-bedroom layouts, and 57 parking spaces. A shared community area and kitchen, bike storage facilities, and a commercial space for local businesses are included at ground level.*



MULTIFAMILY



**LOCATION**  
20 Bellwether Way  
Bellingham, WA 98225

**SIZE**

- 4 stories
- 43,385 SF
- 4,145 SF commercial
- 57 parking spaces

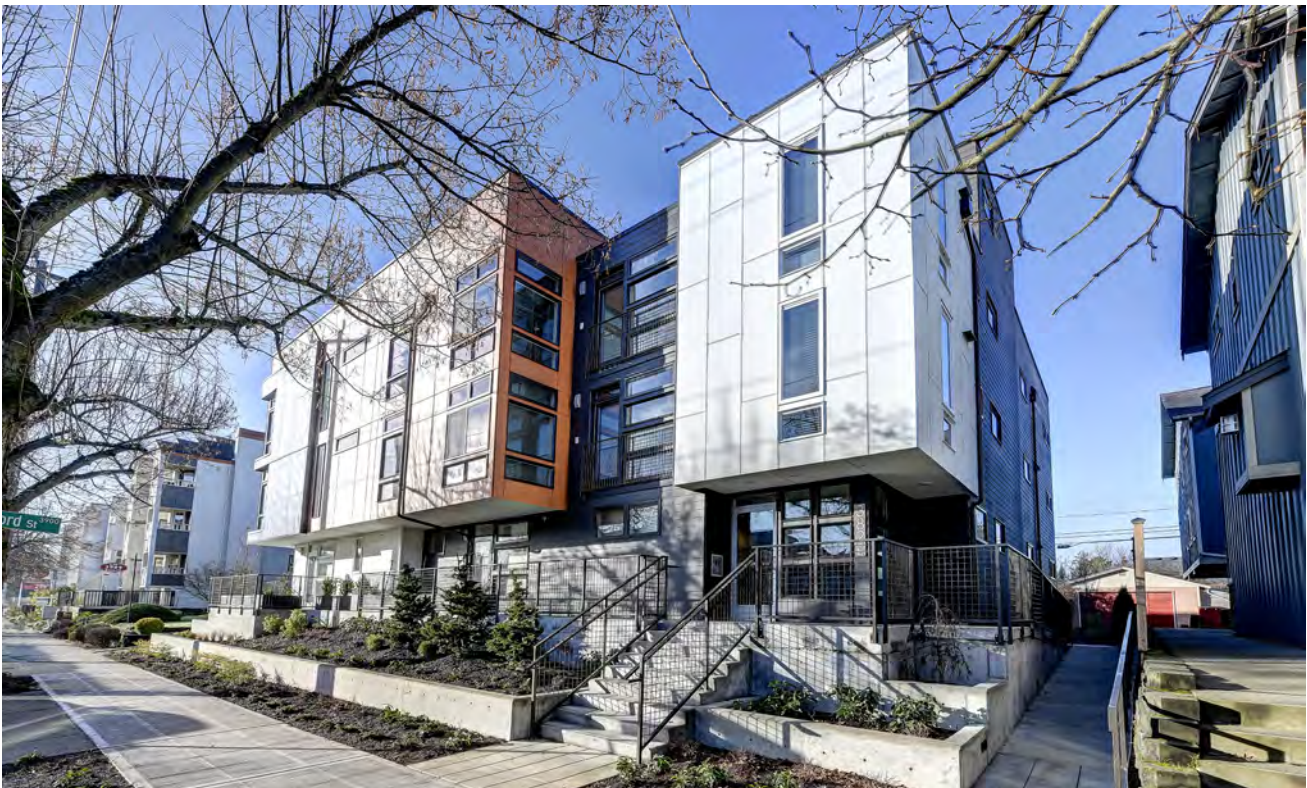
**COMPLETION**  
2019



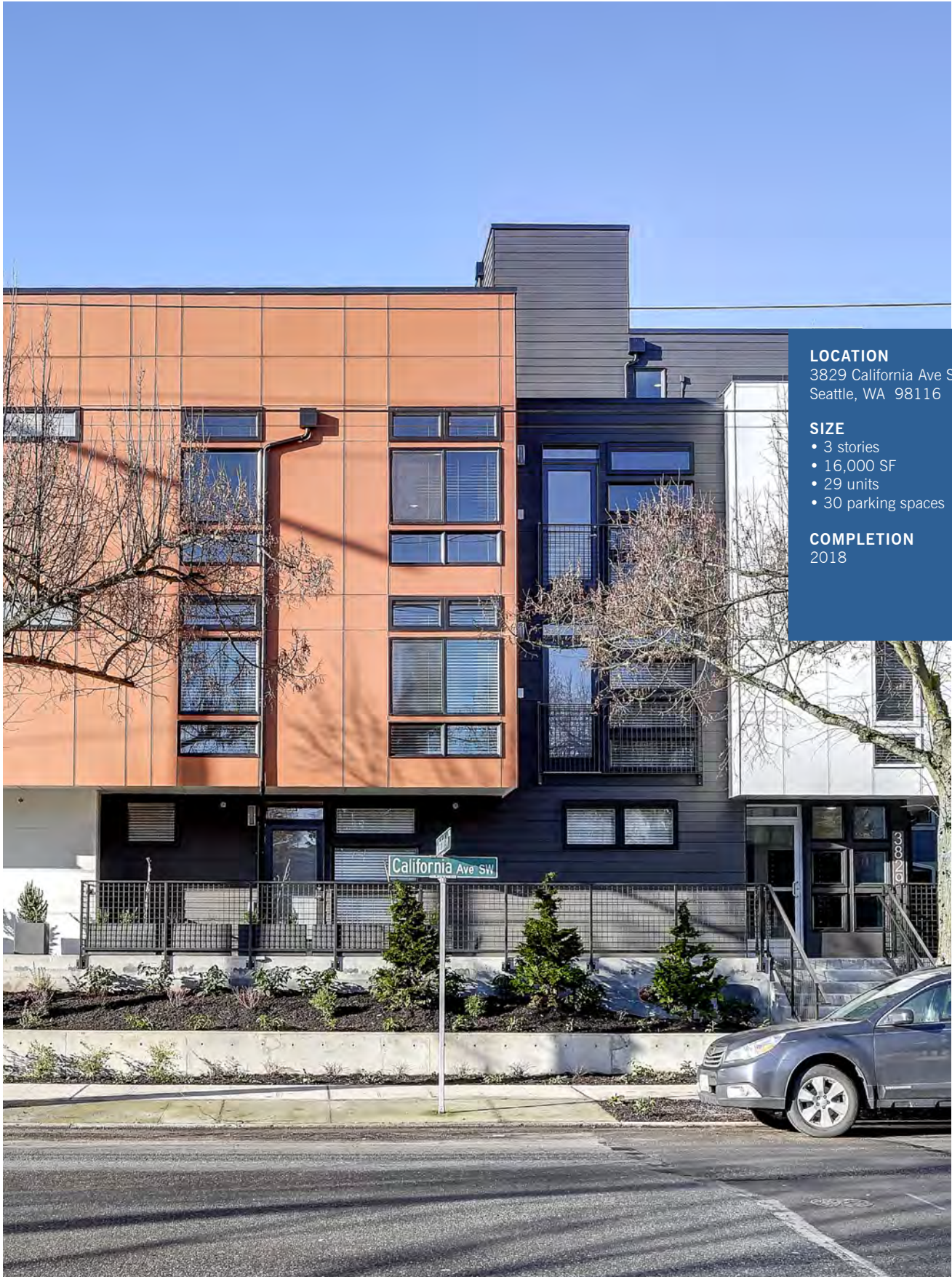
# 3829 CALIFORNIA AVE APARTMENTS

SEATTLE, WA

*The apartment building on California Ave SW boasts a contemporary design and color palette. Outdoor space abounds with patios for all ground-level units as well as a rooftop deck for all to enjoy. A mix of one-bedroom and studio type units, many include juliet balconies to open to the outside or view the patios below.*



MULTIFAMILY



**LOCATION**

3829 California Ave SW  
Seattle, WA 98116

**SIZE**

- 3 stories
- 16,000 SF
- 29 units
- 30 parking spaces

**COMPLETION**

2018

# LILLEHAMMER APARTMENTS

SEATTLE, WA

*Located just north of Ballard High School on 15th Ave NW, this 81,700 SF urban mixed-use building contains four stories of residential over one level of retail spaces. There are 83 apartments, five live/work spaces, 3,500 SF of office space and 44 vehicle parking spaces. A rooftop deck offers expansive views to the south.*



MULTIFAMILY



**LOCATION**  
7016 15th Ave NW  
Seattle, WA 98117

**SIZE**

- 4 stories
- 81,700 SF
- 3,500 SF commercial / office space
- 44 parking spaces

**COMPLETION**  
2017

# TACOMA TOWN CENTER

TACOMA, WA

*The Tacoma Town Center is a multi-phase mixed-use urban infill development as part of the city of Tacoma master plan to improve areas south of downtown. Phase one of the project consists of 240K SF of retail space, 160 market rate housing units and office space surrounding a retail plaza formed by the vacation of a city street. The plaza includes an important connection of the city of Tacoma's master bike path plan to the University of Washington Tacoma campus. Phase two includes plans for 260 housing units and street-level retail space in two separate structures over a common below-grade parking garage.*



MULTIFAMILY



**LOCATION**  
Tacoma, WA

**SIZE**  
**PHASE I**

- 261,800 SF
- 240,000 SF retail
- 222 condos
- 160 student housing units
- 457 parking spaces

**PHASE II**

- 57,150 SF
- 260 housing units
- 134 parking spaces
- 50,000 SF office space

**COMPLETION**

Estimated completion 2022  
for Phase I





# FREMONT VIBE

SEATTLE, WA

*Awarded the ABC Excellence in Construction Award for the Mixed-Use Construction Category, this mixed-use apartment building houses 64 residential units above a 3,500 SF commercial space. The design incorporates wood car decking reclaimed from the original structure and can be found in various patterns throughout the building.*



MULTIFAMILY



**LOCATION**

3601 Greenwood Ave N  
Seattle, WA 98103

**SIZE**

- 4 stories
- 49,000 SF
- 3,500 SF commercial
- 64 units
- 16 parking spaces

**COMPLETION**

2015

# ALEXAN SHORELINE

SHORELINE, WA

*Located across from the Westminster Plaza and near the core of Shoreline Transit stops, Alexan Shoreline will be one of the newest private housing development projects in Shoreline, WA. This two building, six-story, 398,101 SF, mixed-use development will consist of 309 units (two bedrooms, one bedrooms and studios) 297 parking spaces and 199 bike parking spaces.*



MULTIFAMILY



**LOCATION**

15560 Westminster Way N  
Shoreline, WA 98133

**SIZE**

- 6 stories
- 398,101 SF
- 309 units
- 297 parking spaces

**COMPLETION**

October 2021

# RESIDENTIAL

TOWNHOMES & SINGLE FAMILY

# THE EMERALD STAR

SEATTLE, WA

*Meet the greenest home on the block. This Built Green Emerald Star certified home in Ballard is a first for the city of Seattle. In collaboration with Dwell Development LLC, this three-story, 2,218 SF home was designed with reclaimed Douglas Fir for exterior siding and 100-year-old hand-sawn, mixed hardwood for flooring. Countertops and wall tiles are made of high-recycled-content material. The home also features rooftop photovoltaic panels and a state-of-the-art heat pump designed to use 78 percent less energy than standard hot water systems.*



RESIDENTIAL



**LOCATION**  
1749 NW 61st St  
Seattle, WA 98107

**SIZE**  
• 3 bedrooms  
• 2.5 baths

**SUSTAINABILITY**  
Emerald Star Built Green

**COMPLETION**  
2015



# PARC WEST

SEATTLE, WA

*Parc West is an eight-townhouse community located at the crest of the Phinney Ridge neighborhood in Seattle, right across the street from the Woodland Park Zoo. The challenging slope of the site required the construction of a shared parking garage that spans under each of the four duplexes. Each unit has access to a communal courtyard as well as private rooftop decks with spectacular views of the Olympic Mountains.*







**LOCATION**

5555 Phinney Ave N  
Seattle, WA 98103

**SIZE**

- 8-townhouses
- 3 bedrooms
- 2.5 baths

**SUSTAINABILITY**

4-Star Built Green

**COMPLETION**

2015

# MORGAN 5.1 & 5.2

SEATTLE, WA

*Morgan 5.1 & 5.2 is a ten-townhouse, 5-Star Built Green community located in West Seattle's Morgan Junction neighborhood. Designed with semi-public walkways along the backyards, each townhouse is perfect for entertaining. Upper-level private decks include kitchenettes and westerly views of the Olympic Mountains.*





**LOCATION**

7016 California Ave SW  
Seattle, WA 98136

**SIZE**

- 3 bedrooms
- 2.5 baths

**SUSTAINABILITY**

5-Star Built Green

**COMPLETION**

2015

# STUDENT HOUSING

OFF-CAMPUS HOUSING

# LIV BROOKLYN

SEATTLE, WA

*Conveniently located in the heart of the U-District and just steps from the University of Washington campus, this upscale seven-story, 61,000 SF mixed-use development for upper-year and graduate students offers two, four and five-bedroom units and provides retail, gym, eateries and rooftop entertainment for on-campus and off-campus students.*



STUDENT HOUSING



**LOCATION**  
4717 Brooklyn Ave  
Seattle, WA 98105

**SIZE**  
• 7 stories  
• 61,000 SF  
• 56 units  
• 204 beds

**COMPLETION**  
2015



# MURIEL'S LANDING

SEATTLE, WA

*Muriel's Landing is one of the first privately owned and developed student housing projects on "The Ave" in Seattle's University District. Designed to exceed Built Green 4-Star rating and Energy Star Standards, this seven-story, 75,000 SF building provides 100 one-bedroom units, access to an on-site fitness center, 47 parking spaces, a bike workshop and quiet study rooms.*



STUDENT HOUSING



**LOCATION**

5240 University Way NE  
Seattle, WA 98105

**SIZE**

- 7 stories
- 75,000 SF
- 100 units
- 100 beds
- 47 parking spaces

**COMPLETION**

2012



# COMMERCIAL

RETAIL, MIXED-USE & TENANT IMPROVEMENTS

# WINE SHED

SAN LUIS OBISPO, CA

*This 1,300 SF tenant improvement build-out in San Luis Obispo, CA is designed with operable, street-facing aluminum garage doors, warm wood interiors and features an innovative tap system designed specifically for wine pouring.*





**LOCATION**

3590 Broad Street  
San Luis Obispo, CA 93401

**SELECTED RESTAURANT & BAR EXPERIENCE**

Adelaida Cellars  
Anthony's Restaurants  
Azteca Mexican Restaurants  
Bajio Mexican Grill  
Coastal Peeks Roasters  
Dickey's BBQ  
Fran's Chocolate at U-Village Mall  
Golden Corral  
Jinyan Ramen  
Keg Restaurants  
McDonald's  
Outback Steakhouse  
Papa John Pizza  
Poco Wine Room  
Red Robin Restaurants  
Sakura Japanese Restaurant  
San Patricio's Irish Mexican Cantina  
Shell Beach Brewhouse  
Starbucks  
Taco Time Restaurants  
Wendy's Old Fashioned Hamburgers  
Wine Shed

# ODYSSEY SEAFOOD HQ

SEATTLE, WA

*Located in close proximity to Seattle's SODO light rail station, this four-story, 15,000 SF building consists of ground-level retail, two stories of flexible office workspace and a penthouse-level kitchen/cafeteria where new products can be tested and demonstrated.*





**LOCATION**

2727 6th Ave S #200  
Seattle, WA 98134

**SELECTED OFFICE EXPERIENCE**

- ATL Laboratory
- Baycourt Leasing
- Bill & Melinda Gates Foundation
- Blue Origin
- Dish Network
- First Western Properties
- GSA Border Protection
- Innova Physical Therapy
- Lakeview Village Office & Retail
- MBA Graphics Office
- MG2 HQ
- Morphotrack
- Odyssey Seafood
- Retail Lockbox
- Seattle Orthopedic Center
- Sienna Architecture
- Trulia
- UW Bothell Science & Tech T.I
- UW Medical Valley Medical
- Roll-out Childcare



# SEATTLE ORTHOPEDIC CENTER

SEATTLE, WA

*The Seattle Orthopedic Center is an adaptive reuse project with 15,000 SF of single-level space dedicated to ambulatory surgery, clinical space, physical therapy, MRI services and staff amenities. The space below, which once served as an auto auction house, now provides 15,000 SF of below-grade parking space. Project completed in collaboration with CollinsWoerman.*



COMMERCIAL



**LOCATION**  
2409 N 45th St  
Seattle, WA 98103

**SIZE**  
45,000 SF

**SUSTAINABILITY**  
LEED Certified

**COMPLETION**  
2005

CARON